



31 Aldam Road, Totley, Sheffield, S17 4GA

Saxton Mee

31 Aldam Road Totley

Guide Price

£250,000

GUIDE PRICE £250,000 - £260,000

A beautifully presented and thoughtfully extended two-bedroom end-terrace home, perfectly positioned in the highly sought-after residential area of Totley. Offering a wonderful blend of light, space and modern living, this charming property is ideal for first-time buyers, professional couples or those looking to downsize without compromising on style or location.

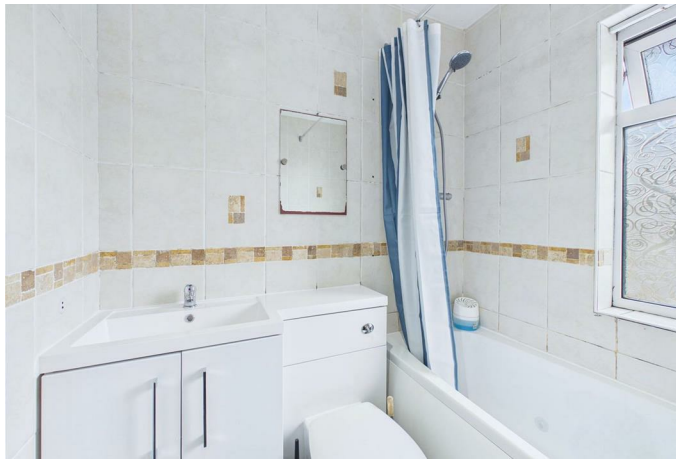
Situated just moments from excellent local schools, a range of independent shops and everyday amenities, as well as superb transport links into Sheffield and beyond, the home also benefits from being on the doorstep of the breathtaking Peak District National Park—perfect for those who enjoy walking, cycling and an abundance of green open spaces.

The ground floor features a spacious, light-filled living room with log burner, leading through to an impressive extended dining kitchen, finished to a high standard and offering ample room for cooking, dining and entertaining. With bi-fold doors onto the rear garden where you'll also find a decked seating area, lawn and a garden office/shed. There's also a lantern roof light filling the extension with an impressive amount of light. Upstairs, the property provides two well-proportioned bedrooms along with a modern family bathroom.

With its desirable location, generous living accommodation and beautifully extended kitchen space, this delightful home is one not to miss. Early viewing is highly recommended.

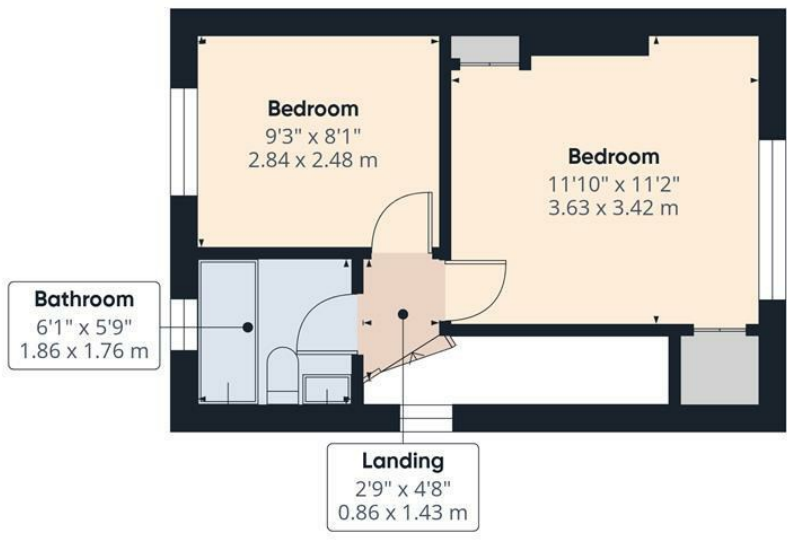
- Fabulous extended two-bedroom end-terrace in popular Totley
- Close to excellent local schools and everyday amenities
- Great transport links into Sheffield Easy access to the Peak District and nearby green spaces
- Bright and welcoming living room with log burner
- Spacious extended kitchen/diner
- Two good-sized bedrooms and a modern bathroom
- Perfect for first-time buyers, couples or downsizers looking for a move-in ready home







Ground Floor



Floor 1



Approximate total area^m
698 ft²
64.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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